# MARYLAND HISTORICAL TRUST DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes X no

Property Name: <u>Heathco</u> te	Inventory Number: <u>BA-23</u> 8
Address: 7027 Mount Vista Road	City: Kings <u>ville</u> Zip Code: <u>21087</u>
County: <u>Baltimore Coun</u> ty	USGS Topographic Map: White Marsh
Owner: Richard Reid & Kyrle Preis	Is the property being evaluated a district? yes
Tax Parcel Number: 106Tax Map Number:	<u>63</u> Tax Account ID Number: <u>1116075100</u>
Project: <u>US 1 at Mount Vista Ro</u> ad	Agency: FHWA/SHA
Site visit by MHT staff: _X no yes Name:	Date:
Is the property is located within a historic district?	yes X no
If the property is within a district District Inv	ventory Number:
NR-listed districtyes Eligible districtyes P	Name of District:
Preparer's Recommendation: Contributing resourceye	esno Non-contributing but eligible in another contextyes
If the property is not within a district (or the property	is a district) Preparer's Recommendation: Eligible X yes no
Criteria: B X C D Co.	onsiderations: B C D None
Documentation on the property/district is presented in: Proejct Review and Compliance Files	
Description of Property and Eligibility Determination: (Usa	re continuation sheet if necessary and attach map and photo)
constructed in the eighteenth century. The house as it now story addition on the east side of the building, and a smaller the building. The roof is a side gable building with a high, have been more popular around the 3rd quarter of the ninet floor front, where they are 3 over 3. The lower facade is proby champfered posts. The building is eligible for the Nation form indicates associations with a person who was important	The form completed in 1968 states that a large frame building was stands is five bays wide, and two-1/2 stories tall. There is one 2-r 2-story addition has been incorporated into the southern portion of center gable that recalls the "Gothic Revival" style which would eenth century. The windows are two over two, except on the first rotected by a hipped roof full front porch, and the roof is supported nal Register under Criterion C, architecture. Although the original mant in the 18th century, nothing about the building appears to be of eligible under Criterion B. Research did not indicate associations iterion D.
Prepared by: Anne E. Bruder, SHA Arch. Hist.  MARYLAND HISTORICAL TRUST REVIEW	Date Prepared: 11/29/2002
Eligibility recommended Xa Eligibi	ility not recommended
Criteria:AB Xc D Considerations: MHT Comments	AB C D E. None
Maria Commence	
Amchen Lewis V	
Reviewer, Office of Preservation Services	/ / 'Date
Reviewer, NR Program	Date
, 0	····

CAPSULE SUMMARY
BA-0238
Heathcote
7027 Mount Vista Road
Kingsville, Baltimore County
Ca. 1898
Private

The property known as Heathcote is located at 7027 Mount Vista Road between the towns of Kingsville and Germantown in the Eleventh District of Baltimore County, Maryland. Historically, the property was owned by the Quinlan family and was known at the end of the 19th century as Heathcote's Cottage. The Quinlans owned the land as early as 1850, although the house was not constructed until circa 1898. Heathcote, the residence of Emily Quinlan, remained in the Quinlan family until 1919. Emily Quinlan was reportedly the schoolmistress of the nearby Quinlan's School. In 1944, the property was purchased by the Preis family, who remain the owners of the Gothic Revival style dwelling.

Sited on the west corner of the intersection of Belair Road and Mount Vista Road, Heathcote sits back from these roads at the top of a sloping hill that descends to Belair Road to the south of the property. Heathcote is a five-bay wide, double-pile wood frame dwelling clad in vinyl German siding. The side gable roof, which is clad in asphalt shingles, is intersected by a central front gable. The two-and-a-half story Gothic Revival style dwelling sits on a stone foundation, the coursing of which was not visible at the time of the survey. Two central interior stretcher bond brick chimneys rise through the roof. A full-width, one-story porch with a half-hipped roof supported by square wood posts spans the width of the facade. One- and two-story additions extend from the southeast elevation of the building. The dwelling fronts northeast at the end of an asphalt-paved driveway that extends to the southwest and then curves to the west where it terminates at a non-historic garage. Additionally, there are an historic tenant house and a non-historic shed on the grassy property that is heavily foliated with mature trees and shrubs.

#### Inventory No. BA-0238

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

1. Name of	Property	(ir	ndicate preferred na	ame)					
historic	Heathcote (pre	ferred), Hea	athcote's Cottage						
other									
2. Location									
street and number	7027 Mount V	ista Road						not for	publication
city, town	Kingsville							vicinity	
county	Baltimore Cou	nty							
3. Owner of	Property	(give n	ames and mailing	addresse	es of al	owners)			
name	Richard Reid F	reis and Ky	rle William Preis,	Jr. et al					
street and number	7027 Mount V	ista Road					teleph on	e 410.592.7	7941
city, town	Kingsville			state	Maryl	and	zip code	21087-13	31
4. Location	of Legal [	Descrip	otion						
courthouse, registi	ry of deeds, etc.	Baltimore	County Courthouse	Э		liber	12673 fo	lio 479	
city, town	Towson		tax map 63	tax p	oarcel	106	ta	ax ID number	1116075100
5. Primary L	_ocation c	f Addit	tional Data						
Contr Deter Deter Recoi	mined Ineligible for	in Local His the Nationa or the Nation ER	•	and Regi					

## 6. Classification

Other:\_\_\_\_\_

Category	Ownership	<b>Current Function</b>		Resource Co	unt
—district	—public	—agriculture	landscape	Contributing	Noncontributing
<u>x</u> buildinq(s)	x private		recreation/culture	2	2_buildings
structure	both	—defense	religion	— <u> </u>	——— — sites
<u>—</u> site		x domestic	social		structures
object		education	— transportation		objects
		funerary	work in progress	<b>—</b> 2	Total
		government	—un known		
		health care	<ul><li>vacant/not in use</li></ul>	Number of Co	ntributing Resources
		—industry	—other:	previously list	ed in the Inventory

#### Condition

	_excellent	_deteriorated
<u>X</u>	good	_ruins
	fair	altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Sited on the west corner of the intersection of Belair Road and Mount Vista Road, Heathcote sits back from these roads at the top of a sloping hill that descends to Belair Road to the south of the property. Constructed circa 1898, Heathcote is a five-bay wide, double-pile wood frame dwelling clad in vinyl German siding. The side gable roof, which is clad in asphalt shingles, is intersected by a central front gable. The two-and-a-half story Gothic Revival style dwelling sits on a stone foundation, the coursing of which was not visible at the time of the survey. Two central interior stretcher bond brick chimneys rise through the roof. A full-width, one-story porch with a half-hipped roof supported by square wood posts spans the width of the facade. One- and two-story additions extend from the southeast elevation of the building. The dwelling fronts northeast at the end of an asphalt-paved driveway that extends to the southwest and then curves to the west where it terminates at a non-historic garage. Additionally, there are an historic tenant house and a non-historic shed on the grassy property that is heavily foliated with mature trees and shrubs.

The dwelling and outbuildings were surveyed from public property. As a result, the masonry pattern of the foundation, the window and door surrounds and sills, and the back of the dwelling were not visible at the time of the survey.

#### **EXTERIOR DESCRIPTION**

The central entry on the facade, or northeast elevation, features a paneled single-leaf door with three-light sidelights over paneled dado and a divided three-light transom. Four six-light fixed windows flank the entry. Five 2/2 windows pierce the second story of the elevation. One round-arched 2/2 window pierces the peak of the central gable. All of the window openings on the main block have operable louvered wood shutters. The first story of the two-story addition is pierced by one 2/2 vinyl window, while the second story is pierced by two 2/2 vinyl windows. All three windows on this addition have fixed louvered wood shutters. Only one 2/2 vinyl window with operable louvered wood shutters pierces the northeast elevation of the one-story addition.

Three 2/2 windows pierce each of the first two stories of the northwest elevation of the dwelling. The side gable peak features two 2/2 windows. All eight window openings have operable louvered wood shutters. The enclosed two-story inset porch is screened at both the first and second stories.

The southwest elevation was obstructed by foliage and was not completely visible at the time of the survey. The first story of this elevation is pierced by two 8/8 vinyl windows and one three-sided bay window. The first story features three additional window openings, and the second story is pierced by six window openings. The glazing pattern of these nine window openings was not visible at the time of the survey.

The southeast elevation is composed of the main block and the one- and two-story additions to the main block. The two-story addition is pierced at the first story by one 1/1 window with fixed louvered wood shutters. The second story of this addition features a projecting three-sided bay with a central 6/6 window flanked by two 1/1 windows. Two 2/2 windows pierce the one-story addition. The second story of the main block, visible above

inventory NO BA-0238

Name Heathcote, 7027 Mount Vista Road, Kingsville, Baltimore County Continuation Sheet

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the one-story addition, is pierced by one 2/2 window with operable louvered wood shutters. The gable peak of the elevation features two 2/2 windows with operable louvered wood shutters.

#### INTERIOR DESCRIPTION

The interior was not accessible at the time of the survey.

#### **OUTBUILDINGS**

#### Tenant House

The two-story, three-bay wide tenant house is clad in board-and-batten siding. The structure, which dates to circa 1900, has a side gable roof clad in asphalt shingles. Two exterior stretcher bond brick chimneys rise along the gable ends of the building. The facade, or northeast elevation, is pierced by one double-leaf door flanked by two 8/8 windows.

#### Shed

The circa 1970 wood frame shed is clad in board-and-batten siding and has an asphalt shingle-clad front gable roof. The facade of the structure, which is one bay wide and two bays deep, fronts southeast and was not visible at the time of the survey. The northeast elevation, or side of the building, is pierced by one two-light fixed window.

#### Garage

The wood frame garage, constructed circa 1970, is two bays wide and one bay deep and features a side gable roof clad in asphalt shingles. The facade, which fronts southeast, is pierced by one paneled roll-up door and two six-light awning windows. Surrounding these windows, the facade is clad in false half-timbering, while the sides and back of the structure are clad in asbestos shingles.

o. Signific	ance			Inventory No. BA-0238	
Period	Areas of Significance	Check and	justify below		
_ 1600-1699 _ 1700-1799 X 1800-1899 X 1900-1999 _ 2000-	_ agriculture _ archeology X architecture _ art commerce communications _ community planningconservation	<ul> <li>economics</li> <li>education</li> <li>engineering</li> <li>entertainment/ recreation</li> <li>ethnic heritage</li> <li>exploration/ settlement</li> </ul>	<ul> <li>health/medicine</li> <li>industry</li> <li>invention</li> <li>landscape architelaw</li> <li>literature</li> <li>maritime history</li> <li>military</li> </ul>	science _ social history	
Specific dates	1898 ca., 1919, 1944		Architect/Builder	Unknown	
Construction da	ites 1898 ca.				
Evaluation for:					
	_National Register		Maryland Register	•^ not evaluated	

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form - see manual.)

The property known as Heathcote is located at 7027 Mount Vista Road between the towns of Kingsville and Germantown in the Eleventh District of Baltimore County, Maryland. Historically, the property was owned by the Quinlan family and was known at the end of the 19<sup>1</sup> century as Heathcote's Cottage. The Quinlans owned the land as early as 1850, although the house was not constructed until circa 1898. Heathcote, the residence of Emily Quinlan, remained in the Quinlan family until 1919. Emily Quinlan was reportedly the schoolmistress of the nearby Quinlan's School. In 1944, the property was purchased by the Preis family, who remain the owners of the Gothic Revival style dwelling.

#### **HISTORY**

Significance

Although the exact date of construction for the house has not been determined, a circa 1898 date is supported by historic deeds, maps, and stylistic embellishments. Leonard G. Quinlan occupied the area near the crossroads of Mount Vista Road and Belair Road as early as 1850, as indicated on the J. C. Sidney Map of Baltimore County. Following his death, the property was willed to his son, Charles H. Quinlan, on October 23, 1874. Although they owned and occupied the land, the house known as Heathcote had not yet been constructed. According to the 1877 Hopkins Atlas, Quinlan owned a house at the northeast corner of the intersection, as well as one further southwest along Belair Road.

These houses were located along Belair Road in the Eleventh District of Baltimore County. Branches of the Gunpowder River, as well as the Bird River penetrate the Eleventh District. These water sources give way to fertile soil for fruit and vegetable production, waterpower for cotton mills, and are an ideal environment for duck hunting. The small town of Kingsville, which is thirteen miles from Baltimore City, is just to the northeast of Heathcote. In 1881, the village was home to 150 residents, an Episcopal Church, a Lutheran Church, and a public school. Germantown, which lay to the southwest of Heathcote, was likewise a developing community in a predominantly rural setting. Between 1850 and the mid-1870s, the Germantown community grew

Thomas J. Scharf, *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men*, (Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA), p. 918.

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Name Heathcote, 7027 Mount Vista Road, Kingsville, Baltimore County Continuation Sheet

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considerably. From the nine residential structures in 1850, the town grew to at least thirty-seven in 1877. At this time, there was a general store, two blacksmith shops, a schoolhouse, three churches, a tavern, and a sawmill in the small settlement.<sup>2</sup>

On March 4, 1898, Charles H. Quinlan's heirs transferred Heathcote to Emily V. Quinlan. Deeds indicate that the property included "Heathcote's Cottage," confirming that the house had been constructed by this time. Emily Quinlan was reportedly the schoolmistress of the nearby "Quinlan's School," which was located across Belair Road.<sup>3</sup> The schoolhouse first appears on the 1915 Bromley Atlas of Baltimore County. Although not listed as "Quinlan's School" on this atlas, the school is located directly across Belair Road from the Quinlan house at the northeast corner of Mount Vista and Belair Roads. Heathcote appears at the northwest corner of the intersection on this map. However, no owner or occupant is recorded.

Constructed of wood frame, the dwelling was designed in the Gothic Revival style, with stylistic detailing tying it specifically to the Carpenter Gothic Revival houses of the last half of the 19<sup>th</sup> century. Reflective of this style is the steeply pitched center gable with an arched center light. Although introduced to the United States in the 1830s by architect Alexander Jackson Davis, the Carpenter Gothic Revival was popularized during the last half of the 19<sup>th</sup> century by Andrew Jackson Downing (1815-1852), a landscape architect and promoter of the cottage residence. Downing's *Victorian Cottage Residences*, published numerous times between 1842 and 1873, touted the advantages of the inexpensive, detached dwelling. He claimed that the English cottage style was "so generally admired for the picturesqueness evinced in its tall gables ornamented by handsome verge-boards and finials... showing how the genius of pointed or Gothic architecture may be chastened or moulded into forms for domestic habitations." Wood frame dwellings with horizontal cladding, as seen on Heathcote, dominated in the Carpenter Gothic Revival style. According to Downing, the setting for cottage residences was particularly important. In keeping with this aspect of the style, Heathcote is set on the rise of a sloping hill surrounded by mature trees, near the Broad Run branch of Big Gunpowder Falls.

On October 16, 1919, Emily V. Quinlan sold the twenty-acre property to Hermann and Edna Spinner. Throughout the following twenty-five years, the property was transferred numerous times, passing through the Peppier, Harper, and Kemler families. On July 10, 1944, John and Rose Kemler sold Heathcote to Kyrle W. and Bessie R. Preis. The acreage of the property has been slightly reduced over the intervening fifty-six years, now totaling sixteen and one-half acres. Despite this reduction in acreage, Heathcote remains in the Preis family.

#### Chain of Title:

<sup>2</sup> Atlas of Baltimore County, Maryland (Philadelphia, PA: G. M. Hopkins, 1877), p. 61.

Baltimore County Vertical Files. Located at the Baltimore County Office of Planning in Towson, Maryland. Andrew Jackson Downing, *Victorian Cottage Residences*, (New York, NY: Dover Publications, Inc., 1981), p. 42.

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October 23, 1874: Leonard G. Quinlan, deceased, to Charles H. Quinlan, his son

Will Records of Baltimore County

Liber OP 4 Folio 447

March 4, 1898: Leonard G. Quinlan, Charles E. Quinlan, Ella A. Quinlan, and James M. Quinlan, heirs of Charles

H. Quinlan to Emily V. Quinlan Land Records of Baltimore County

Liber WBM 230 Folio 553

October 16, 1919: Emily V. Quinlan to Hermann L. and Edna G. Spinner

Land Records of Baltimore County

Liber WPC 511 Folio 559

August 6, 1921: Herman L. and Edna G. Spinner to Edward T. and Annie B. Peppier

Land Records of Baltimore County

Liber 543 Folio 182

July 26, 1929: Edward T. and Annie B. Peppier to John K. and Helen E. Harper

Land Records of Baltimore County

Liber 830 Folio 182

August 15, 1931: John K. and Helen E. Harper to Magnus F. and Goldie Gonson

Land Records of Baltimore County

Liber LMcLM 882 Folio 319

November 21, 1932: James Kelly, Assignee in the default mortgage of John and Helen Harper, to John K. and Helen

E. Harper

Land Records of Baltimore County

Liber LMcLM 908 Folio 61

October 21, 1942: John K. and Helen E. Harper to John E. and Rose S. Kemler

Land Records of Baltimore County

Liber 1258 Folio 297

July 10, 1944: John E. and Rose S. Kemler to Kyrle W. and Bessie R. Preis

Land Records of Baltimore County

Liber 1345 Folio 566

July 9, 1982: Kyrle W. and Bessie R. Preis to Kyrle W. and Bessie R. Preis

Land Records of Baltimore County

Liber 6418 Folio 580

December 19, 1997: Kyrle W. Preis, Sr, Bessie R. Preis, and Kyrle W. Preis, Jr., attorney in fact to Richard Reid Preis,

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Kyrle William Preis, Jr., Jane Elizabeth Preis White, Frederick Preis, Robert Delano Preis, David Frances Xavier Preis, Mary Cynthia Preis Fortuna, John Christopher Preis, Stephen Clark Preis, Katherine Theresa Louise Preis, Philip Joseph Preis, Timothy Reid Preis, and Thomas Reid Preis Land Records of Baltimore County Liber 12673 Folio 479

## 9. Major Bibliographical References

inventory NO B A 0238

Atlas of Baltimore County, Maryland,. Philadelphia, PA: G. M. Hopkins, 1877.

Baltimore County Land and Will Records. Baltimore County Courthouse, Towson, Maryland.

Baltimore County Vertical Files. Baltimore County Office of Planning, Towson, Maryland.

Bromley's Atlas of Baltimore County, Maryland, 1915.

Downing, Andrew Jackson. Victorian Cottage Residences. New York, NY: Dover Publications, Inc., 1981.

Scharf, Thomas J. History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men. Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA.

## 10. Geographical Data

Acreage of surveyed property	16.50 Acres		
Acreage of historical setting	20 Acres		
Quadrangle name	White Marsh	Quadrangle scale:	1:24.000

#### Verbal boundary description and justification

The property known as Heathcote is located at 7027 Mount Vista Road in KingsviUe, Maryland as noted on Tax Map 63, Parcel 106 and in the Deeds of Record Liber 12673 Folio 479, archived in Towson, Maryland. The building has been associated with the site since its construction circa 1898.

## 11. Form Prepared by

name/title A. McDonald, R. Weidlich, and A. Didden, Architectural Historians

organization EHT Traceries, Inc. date February 23,2001

street & number 1121 5th Street, NW telephone 202.393.1199

city or town Washington state DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust

DHČD/DHCP 100 Community Place Crownsville, MD 21032-2023

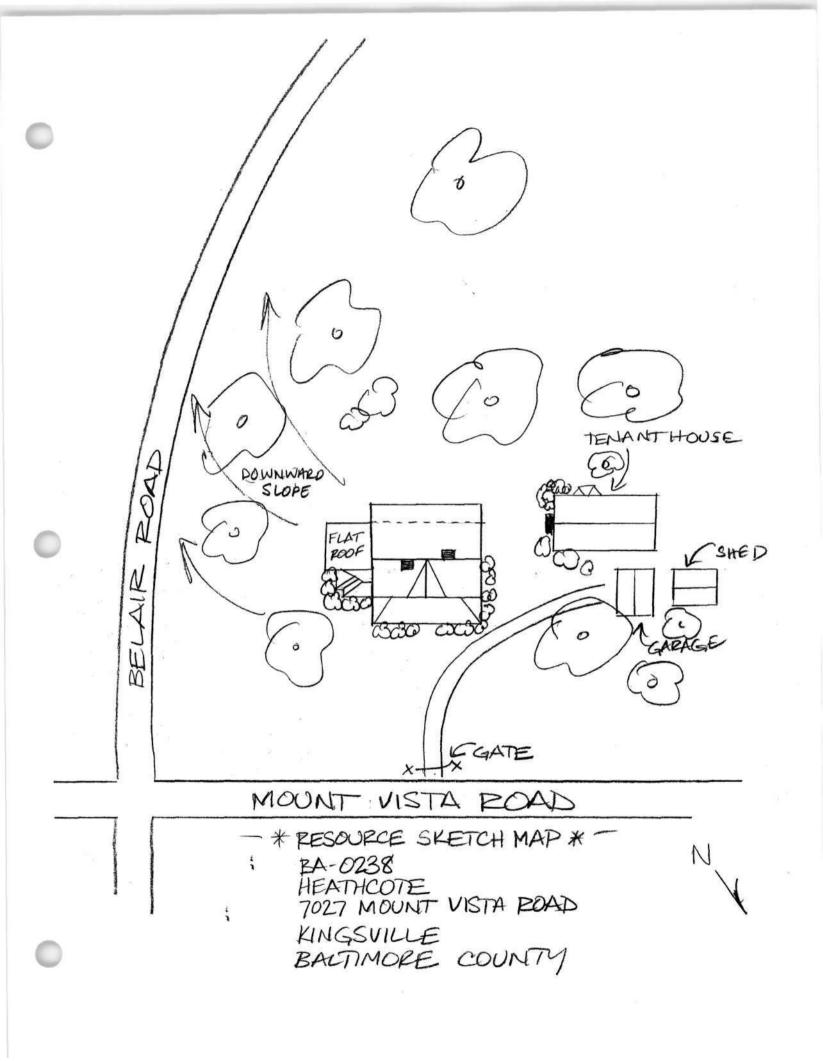
410-514-7600

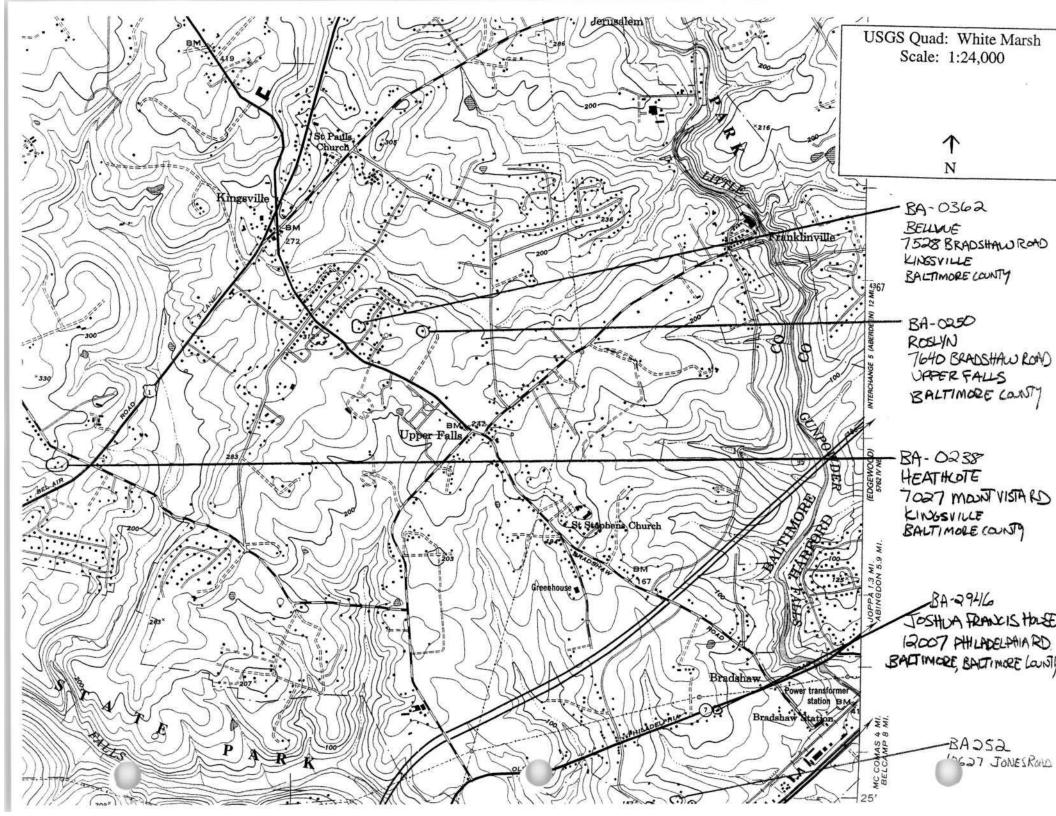
inventory NO BA-0238

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Sidney, J. C. Map of the City and County of Baltimore, Maryland. Baltimore, MD: James M. Stephens, Publisher, 1850.







BA-0238 HEATHCOTE 7027 MOUNT VISTA ROAD, KINGSVILLE COUNTY, MARYLAND BALTIMORE TRACERIES 10/2200 MDSHPD MAIN HOUSE, NORTHEAST ELEVATION, CAMERA FACING SOUTHNEST



BA-0238 HEATHCOTE 7027 MOUNT VISTA ROAD, KINGSVILLE BALTIMORE COUNTY, MARYLAND TRACERIES 19/2000 MD SHPO MAIN HOUSE, NORTH CORNER, CAMERA

FACING SOUTH

of 5



BA-0238 HEATHCOTE 7027 MOUNT VISTA POAR KINGSVILLE BALTIMORE COUNTY, MARYLAND TRACERIES 192000 MD SHPO TENANT HOUSE (LEFT) AND MAIN HOUSE (RIGHT), CAMERA FACING NORTH 2 of



BA-0238 HEATHCOTE

7027 MOUNT VISTA ROAD, KINGSUILLE BALTIMORE COUNTY, MARYLAND TRACERIES 19/2000

MAIN HOUSE, EAST CORNER, CAMERA FACING WEST

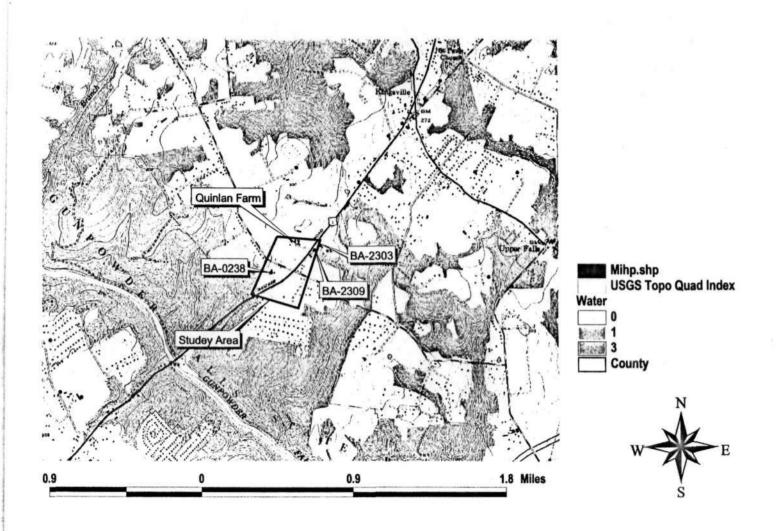


BA-0238 HEATHCOTE 7027 MOUNT VISTA ROAD, KINGSVILLE BALTIMORE COUNTY, MARYLAND TRACERIES 10/2000 MD SHPO GARAGE AND SHED, CAMERA FACING WEST -&A' 238 HEATHCOTE - 1890s - 7027 Mount Vista Road, west of Belair Road. The tract name dates from 1678. This large late Victorian frame house was home of local school mistress, Mill Emily Quinlan of "Quinlan's School" across Belair Road. The stable now serves as Dr. Kyrle W. Preis' dental office.

i. STATE Maryland HISTORIC AMERICAN BUILDINGS SURVEY COUNTY Baltimore INVENTORY BA-^^ZoS TOWN Kingsville VICINITY Dist. XI STREET No°1? Mt. Vista Road 2. NAME Heathcote DATE OR PERIOD 1890'S ORIGINAL OWNER STYLE ORIGINAL USE ARCHITECT PRESENT OWN ER BUILDER PRESENT USE 3. FOR LIBRARY OF CONGRESS USE WALL CONSTRUCTION NO. OF STORIES 4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC Land by this name was patented in 1678. Large frame house was built by Nathaniel Heathcote. His son, Pickett, was hanged at Joppa Town for assisting the British during the Revolutionary War. (second HABS report) E. Prances Offutt HABS COMMITTEE OF BALTIMORE COUNTY HISTORICAL SOCIETY March 20, 1968 5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior N— 6. LOCATION MAP (Plan Optional) 7. PHOTOGRAPH 3. PUBLISHED SOURCES (Author, Title, Pages) 9- NAME, ADDRESS AND TITLE OF RECORDER INTERVIEWS, RECORDS, PHOTOS, ETC.

DATE OF RECORD

# White Marsh USGS Quad with Historic Resources and Study Area



15A-238



PA1-728 GREATHER F. 7027 VAN VISTA ED BACTINORE, CO. IID to Remixor 2005 OOC NORTH & DEGT FROATES Healthor the